066.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	815,400 / 815,400
					USE VALUE:	815,400 / 815,400
					ASSESSED:	815,400 / 815,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		RADCLIFFE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY FRANCIS R & CLAIRE A
Owner 2:	
Owner 3:	
Street 1:	15 RADCLIFFE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,567 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 2316 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6567.000	378,800	4,700	431,900	815,400
Total Card	0.151	378,800	4,700	431,900	815,400
Total Parcel	0.151	378,800	4,700	431,900	815,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.07 | /Parcel: 352.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42215

GIS Ref

GIS Ref

Insp Date 09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 066.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	378,700	4700	6,567.	431,900	815,300	815,300	Year End Roll	12/18/2019
2019	101	FV	286,300	4700	6,567.	401,100	692,100	692,100	Year End Roll	1/3/2019
2018	101	FV	285,500	4700	6,567.	401,100	691,300	691,300	Year End Roll	12/20/2017
2017	101	FV	285,500	4700	6,567.	351,700	641,900	641,900	Year End Roll	1/3/2017
2016	101	FV	285,500	4700	6,567.	320,800	611,000	611,000	Year End	1/4/2016
2015	101	FV	278,100	4700	6,567.	283,800	566,600	566,600	Year End Roll	12/11/2014
2014	101	FV	278,100	4700	6,567.	268,400	551,200	551,200	Year End Roll	12/16/2013
2013	101	FV	278,100	4700	6,567.	255,400	538,200	538,200		12/13/2012

!5660!

PRINT

Date	Time
12/10/20	20:31:08

LAST REV

Date	Time
09/27/18	13:45:44

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5660

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12284-319		9/8/1972		43,900	No	No		N

USER DEFINED

Prior Id # 1:	42215
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2000	827	Re-Roof	4,670	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
4/13/2009	Meas/Inspect	372	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6567		Sq. Ft.	Site		0	70.	0.94	12									431,906						431,900	

Total AC/HA: 0.15076 | Total SF/SM: 6567 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 431,906 | Spl Credit | Total: 431,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15432274
Const Adj.:	1.02986169
Adj $ / SQ:	148.599
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465355
Depreciation:	86556
Depreciated Total:	378799

COMMENTS

BSMT TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

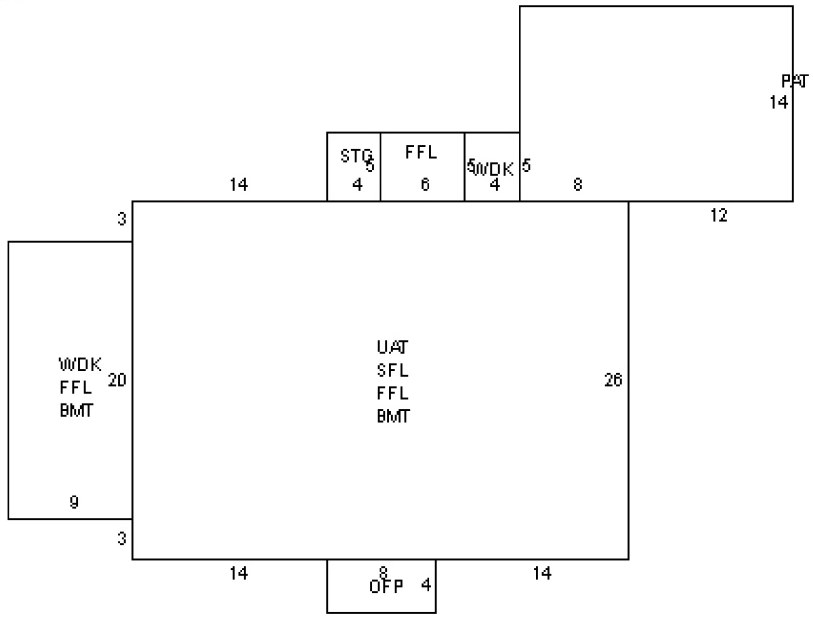
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.60
Special Features:	0	Val/Su Net:	95.56
Final Total:	378800	Val/Su SzAd	181.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,146	148.600	170,295
BMT	Basement	1,116	44.580	49,751
SFL	Second Floor	936	148.600	139,089
PAT	Patio	280	3.700	1,035
UAT	Upper Attic	234	104.020	24,341
WDK	Deck	200	11.330	2,266
OFP	Open Porch	32	45.310	1,450
STG	Storage	20	16.480	330
	Net Sketched Area:	3,964	Total:	388,557
Size Ad	2082	Gross Are	4666	FinArea 2316

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1929	21.93	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700